



**An Ordinance to Amend Article 6 Zoning Districts  
Section 6.06(H) BB-1 Beach Business District  
of the Unified Development Ordinance (UDO)  
of the Town of Sunset Beach, North Carolina**

**THAT WHEREAS**, the Town has enacted a Unified Development Ordinance that controls land development within both the Town’s incorporated areas and within its extraterritorial area; and

**WHEREAS**, in order to promote the public health, safety and general welfare and to promote the best interests of the town and community, it is necessary from time to time for the Town Council to consider appropriate revisions, modifications and additions to the town’s Unified Development Ordinance; and

**WHEREAS**, an application for a text amendment requesting an alteration of the town’s Unified Development Ordinance concerning the density requirements for multi-family development in the BB-1 Beach Business District; and

**WHEREAS**, the Planning Board reviewed and deliberated the options, and reached a 3 to 0 vote to recommend to the Town Council that an amendment to Subsection 6.06(H)B2g Maximum Density be denied; and

**WHEREAS**, pursuant to N. C. General Statutes and town ordinances, a public hearing, properly noticed, was held on August 7, 2017, where public comment was heard and considered by the Town Council regarding this issue; and

**WHEREAS**, the Planning Board finds that the proposed amendment (i) is not consistent with the Town’s comprehensive plan (2010 Town of Sunset Beach CAMA Land Use Plan), Policy 28 (A) stating that “To assist in protecting its existing community character, scale and infrastructure capabilities, Town policy shall be to reduce the currently allowed density for multi-family structures below a gross of 21.7 units per acre,” and (ii) it is not in the public interest; and

**WHEREAS**, the Town Council further finds that the approval of this proposed amendment is reasonable and in the public interest in that the amendment is \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.



**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of Sunset Beach that Unified Development Ordinance Article 6 Zoning Districts Section 6.06(H) BB-1 Beach Business District subsection **B2g** is hereby amended as follows by replacing the existing density text of 21.7 with **35.2**.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2017

Town of Sunset Beach

\_\_\_\_\_  
By: Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk